

—the above certificate is not applicable. The applicant's solicitor should in such cases furnish the Land Registry with evidence—a letter certifying the facts is usually sufficient—that the deceased was a trustee.

If the land is held by two or more joint proprietors, one of whom dies, the other should apply to have the deceased holder's name removed from the register. This is done by lodging the certificate at the Land Registry with either the probate or letters of administration or a death certificate and filling up a form of application to register the death.

When the registered land is bequeathed to some beneficiary named in a will, or where a residuary legatee is given the registered property as part of his or her share in the estate of the deceased, the executor can transfer the property to such beneficiary by a form of assent, or may assent to the residuary legatee appropriating the registered property. The assents have to be signed by all the executors and the probate must be produced on the registration—unless the executors are already on the register.

It often happens that a person owning a leasehold property is able to acquire the freehold of his land and merge (or extinguish) his lease. It does

not, of course, follow that the lease merges—as the proprietor can keep it alive if he so desires (he may, for example, want to resell the freehold—or to sell his lease and keep the freehold). In many instances, however, the proprietor will desire to merge his lease. This will occur in the following cases—where both interests are registered, where the freehold only is registered, where the leasehold